

IN THE DISTRICT COURT IN AND FOR OSAGE COUNTY
STATE OF OKLAHOMA

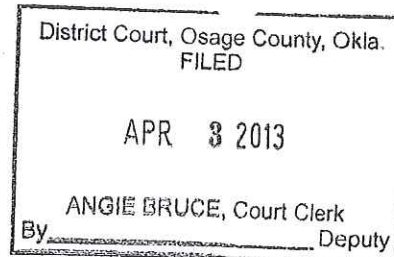
BOKF, N.A. D/B/A BANK OF OKLAHOMA,
SUCESSOR BY MERGER TO BANK OF
OKLAHOMA, N.A.,

Plaintiff,

vs.

STEPHEN NICHOLAS LYNCH a/k/a NICK
LYNCH and GWENNA KAY LYNCH a/k/a
GWENNA LYNCH a/k/a GWENNA KAY
MORRISON a/k/a GWENNA KAY MORRISON
LYNCH, Husband and Wife, et al.,

Defendants.



Case No. CJ-2012-37
Judge Gambill

**DEFENDANT TRUST'S MOTION TO VACATE ORDER
CONFIRMING SHERIFF'S SALE FILED MARCH 25, 2013**

Comes now Defendant Lynch Family Revocable Trust ("Trust"), pursuant to 12 O.S. §1031,
and for it's Motion to Vacate and Set Aside the Order Confirming Sheriff's Sale filed March 25,
2013, alleges and states as follows:

1. The Trust is the record owner of the property in dispute located at 12925 North 68th
West Avenue, Skiatook, Oklahoma 74070.
2. Prior to the confirmation hearing of March 25, 2013, the Trust filed an Objection to
the Confirmation of Sheriff's Sale, or in the Alternative, to Continue the Hearing on the Motion to
Confirm Sale Pending Redemption. In said Objection, the Trust informed the Court it wished to
exercise it's right of redemption as they were working on financing.
3. On the same day the Objection was filed, March 22, 2013, the terms of the financing
with Tanner Financial Services, Inc. ("TFS") were satisfied. *See Exhibits "A" and "B", Letters dated*



March 22, 2013 from TFS. This was three (3) days prior to the confirmation hearing. The Trust's Objection, which in essence was a Motion to Redeem, was therefore timely filed.

I. The Trust's Right of Redemption.

Under Oklahoma law, owners of real property have a right of redemption. The sale of the real property is not final until it is confirmed by the trial court. The Trust, through its Objection filed March 22, 2013, was attempting to exercise its right of redemption. Under, 12 O.S. §765, a party can file a written objection for the confirmation of sale and the court may continue the hearing to allow the interested persons to adequately prepare their objection to the confirmation. In this matter, there had been no prior continuances. The financing was in place prior to confirmation. The funds were available and remain available to satisfy all judgment creditors and redeem the property for the Trust See Exhibit "C", Affidavit of James A. Muckleroy, representative for TFS, affirming all stipulations are in place and the property in dispute can close anytime this week of next week, Exhibit "D", Affidavit of David M. Dyer, affirming there are no title issues on the real property in dispute, and Exhibit "E", The Settlement Statement (HUD1). The Order confirming Sheriff's Sale must be vacated so that the Trust's right of redemption would be restored.

Oklahoma Statute Title 42, Section 18 states, "Every person having an interest in property subject to a lien, has a right to redeem it from the lien, at any time after the claim is due, and before his right of redemption is foreclosed." The Trust had the financing to redeem the property and was ready before the confirmation hearing to take back its property, as was their right.

State v. Loughridge, 1953 OK 246, 262 P.2d 162, held that even after confirmation of sale, a court, if it is timely and properly invoked, can examine the equities of the parties associated with facts, circumstances, and transactions, and, if "...it appears that confirmation sacrifices the interests

of the mortgagors or their successors, it is within the sound judicial discretion of the court to vacate the order of confirmation and allow said defendants to redeem, if they have made proper tender of the mortgage indebtedness, interest and other charges."

A Court may adjust equities in connection with confirmation of a sheriff's sale, and may do this even after confirmation on motion to vacate the order confirming the same. *Id.* See also *City of Wewoka ex rel. North v. Fink*, 197 Okl. 623, 173 P.2d 936, 937.

As shown above, the Trust was prepared at the time of confirmation and remains prepared to exercise their right of redemption.

II. The Confirmation of Sale Must be Vacated Based Upon Equity and Irregularities of the Sheriff's Appraisal.

A confirmation can be vacated by the court due to irregularities in the sale. See *Wilmarth v. Helton*, 1938 OK 118, 77 P.2d 714. The Sheriff's Appraisal filed in this matter on October 17, 2012, appraised the real property at \$520,000.00. An appraisal was conducted July 25, 2012, by Wilma Watson with WS Watson, Inc. for the Trust. Ms. Watson appraised the property at \$850,000.00, and stands by her appraised value today. See Exhibit "F", Appraisal dated July 25, 2012, and Exhibit "G", Affidavit of Wilma Watson. At the sheriff's sale, the real property was sold well under two-thirds its actual value per the July Appraisal. The Sheriff's failure to adequately appraise the real property creates an irregularity and therefore the confirmation must be vacated.

"A confirmation's reversal is proper when (1) the sale price is so grossly inadequate that it shocks the conscience of the court; (2) the sale price is grossly inadequate and the sale is tainted by additional circumstances; or (3) the result is inequitable to one or more of the parties before the court, whether owner, purchaser, or creditor." *United Oklahoma Bank v. Moss*, 1990 OK 50, 793 P.2d 1359, at ¶20. The two appraisals, the Sheriff's and the private appraisal, prepared only months

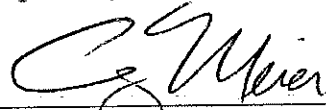
no tender,
the motion
attached exhibit
from closing company
not lender

why didn't
Trust officer
to appraise
in October
rather than
after confirmation

within each other, are \$330,000.00 apart. The sale price of the property in dispute of \$346,666.00, is grossly inadequate. This coupled with the owner's willingness and ability prior to and on the date of confirmation to make proper tender, shows that it is equitable to vacate the Order Confirming Sheriff's Sale.

WHEREFORE, Defendant Trust prays this Court grant it's Motion to Vacate the Order Confirming Sheriff's Sale filed March 25, 2013, therefore restoring it's right of redemption in the property in controversy.

Respectfully submitted,



Gregory G. Meier, OBA #6122
Angeline S. Morris, OBA #22241
MEIER & ASSOCIATES
1524 South Denver Avenue
Tulsa, Oklahoma 74119-3829
(918) 584-1212 - Voice
(918) 584-1295 - Facsimile

CERTIFICATE OF MAILING

I hereby certify that on this 3rd day of April, 2013, a true and correct copy of the above and foregoing instrument was mailed, via United States mail, postage prepaid, to:

Eric Daffern
Daffern law Firm, PLLC
Southbridge Office Park
1719 E./ 71st Street
Tulsa, OK 74136

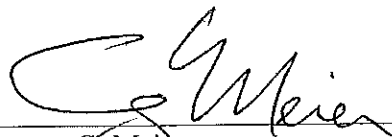
Robert B. Sartin
Barrow & Grimm, P.C.
110 W. Seventh Street, Suite 900
Tulsa, OK 74119-1044

Scott F. Lehman
Lathan, Wagner, Steele & Lehman, P.C.
1800 S. Baltimore, Suite 500
Tulsa, OK 74119

Gentner F. Drummond
Drummond Law Firm, PLLC
1500 S. Utica, Suite 400
Tulsa, OK 74104

William G. Gowing
2413 E. Oakland St.
Broken Arrow, OK 74014

R. Tom Hillis
Assistant District Attorney
P.O. Box 147
Pawhuska, OK 74056



Gregory G. Meier

Apr 01 13 02:43p

Sharon Pierce

6502466188

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TFS

TANNER FINANCIAL SERVICES, INC.

2828 East 51st Street, Tulsa, OK 74105 • (918) 808-8154 Fax (918) 749-7283

3/22/2013

Re: Lynch Family Revocable Trust.

Property Address: 12925 North 68th West Avenue, Skiatook, OK 74070.

To Whom It May Concern:

This is to confirm that the stipulations required for final approval, as put forth in the previous letter dated earlier today, i.e., 3/22/13, and also reiterated below, have been satisfied today, before the close of business.

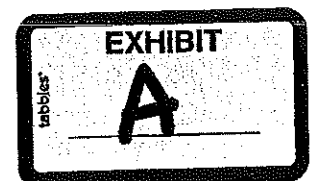
1. Inspection of the property by the investor (Canadian General Finance). **SATISFIED**
2. An appraisal review of the property supporting the amount of the loan. **SATISFIED**

If you have any questions, please call me.

Sincerely,



James A. Muckleroy



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Apr 01 13 02:44p

Sharon Pierce

650-866188

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TFS

TANNER FINANCIAL SERVICES, INC.

2828 East 51st Street, Tulsa, OK 74105 • (918) 808-8154 Fax (918) 749-7283

3/22/2013

Re: Lynch Family Revocable Trust.

Property Address: 12925 North 68th West Avenue, Skiatook, OK 74070.

To Whom It May Concern:

Tanner Financial Services, Inc. is pleased to confirm that the above referenced entity has been approved for a mortgage loan in the amount of approximately \$290,000.00, plus fees, for the redemption of the above referenced property.

The following information must be presented and deemed acceptable before a final closing can be scheduled.

1. Inspection of the property by the Investor (Canadian General Finance).
2. An appraisal review of the property supporting the amount of the loan.

If you have any questions, please call me.

Sincerely,



James A. Muckleroy



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IN THE DISTRICT COURT IN AND FOR OSAGE COUNTY
STATE OF OKLAHOMA

BOKF, N.A. D/B/A BANK OF OKLAHOMA,
SUCESSOR BY MERGER TO BANK OF
OKLAHOMA, N.A.,

Plaintiff,

vs.

Case No. CJ-2012-37
Judge Gambill

STEPHEN NICHOLAS LYNCH a/k/a NICK
LYNCH and GWENNA KAY LYNCH a/k/a
GWENNA LYNCH a/k/a GWENNA KAY
MORRISON a/k/a GWENNA KAY MORRISON
LYNCH, Husband and Wife, et al.,

Defendants.

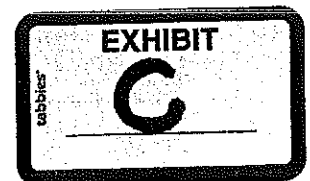
AFFIDAVIT OF JAMES A. MUCKLERROY

STATE OF OKLAHOMA)
)
COUNTY OF CREEK)

ss.

I, James A. Muckleroy, of lawful age, being first duly sworn upon oath, depose and state as follows:

1. That I have personal knowledge of the matters hereinafter set forth.
2. I am employed by Tanner Financial Services, Inc. ("Tanner"), located at 2828 East 51st Street, Tulsa, Oklahoma, 74105, which is handling the mortgage loan for the property located at 12925 North 68th West Avenue, Skiatook, OK 74070 ("Property").
3. Tanner has approved a mortgage loan in the amount of approximately \$375,000.00, for the redemption of the property by the Lynch Family Revocable Trust.



4. As of March 22, 2013, all stipulations required for final approval of funding the loan were satisfied.

5. The approximately \$375,000.00 in funds are available now, and the property financing could be closed anytime this week or next, upon coordination with True Title & Escrow, Inc.

6. The funds available are more than sufficient to satisfy all judgment creditors and redeem the property for the Lynch Family Revocable Trust.

Further, Affiant saith not.

Dated this 3rd day of April, 2013.

James A. Muckleroy
James A. Muckleroy

Subscribed and sworn to before me this 3rd day of April, 2013.

Angie Morris
NOTARY PUBLIC, Commission # 02011365

My commission expires:

7/1/14



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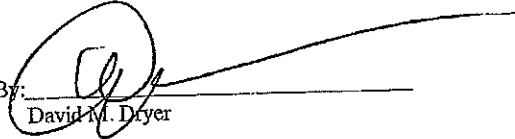
AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

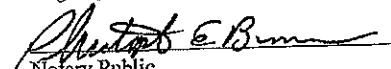
Affiant, David M. Dryer, hereby subscribes and swears as follows:

1. That he is the President of True Title and Escrow, Inc.
2. That True Title and Escrow, Inc. was retained to provide closing and escrow services for the property located at 12925 N 68th W Ave Skiatook, Ok 74070.
3. That True Title and Escrow, Inc. was prepared to close the transaction and were awaiting final payoff figures from the plaintiff, Bank of Oklahoma and the third-party intervenor defendant, Kleinco Residential Construction, LLC.
4. That True Title and Escrow, Inc. is in a position to close the transaction so long as the plaintiff and third-party intervenor provide updated payoffs to ensure that accurate figures are collected and paid at closing.
5. Provided that there are no intervening liens or other title issues that may appear on an interim records search, True Title and Escrow, Inc. stands ready to close the transaction pending appropriate funding by the designated lender.

Further Affiant sayeth not.

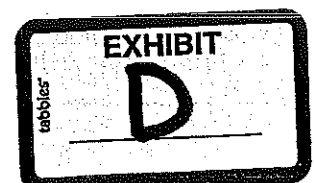
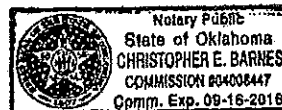
By: 
David M. Dryer

Subscribed and sworn to before me this 3 day of April, 2013.


Notary Public

My commission expires:

Sept 16 2016



File No. 12-07-Lynch

July 25, 2012

WS Watson, Inc.
7595 West 118th St. N.
Sperry, OK 74073

Client/Lynch Family Revocable Trust
12925 North 68th West Avenue
Skiatook, OK 74070

To Whom it May Concern:

Pursuant to your request, I have prepared a summary appraisal report of the property captioned in the "Summary of Salient Features" which follows.

This summary appraisal report is intended for use by the lender/client and /or their assigns for a mortgage finance transaction only and not for any other use. This report has been signed using electronic signature and is protected with acrobat distiller.

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales and cost data for similar properties in this area.

This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with the Uniform Standards of Professional Appraisal Practice {USPAP}, and Title XI FIRREA.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached.

The appraiser has the knowledge and experience necessary to competently complete this assignment.

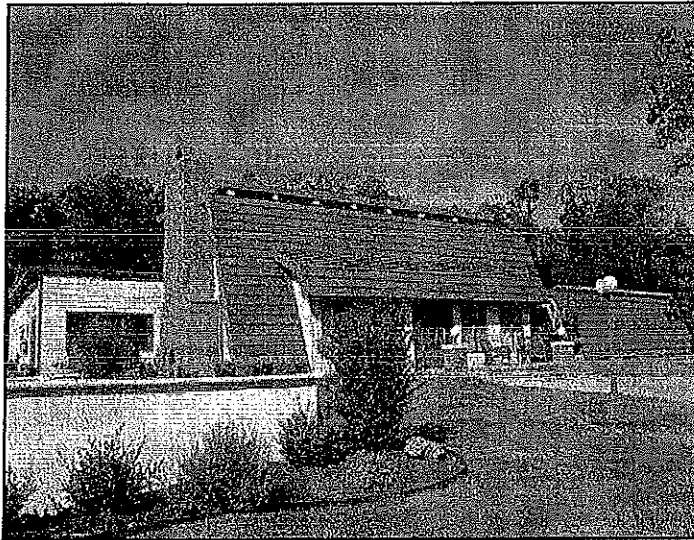
Please do not hesitate to contact me if I can be of additional assistance to you.

Respectfully,



Wilma Watson,
State Certified Appraiser
State of Oklahoma #12789CRA





APPRAISAL OF REAL PROPERTY

LOCATED AT:

12925 N 68th West Ave
Please see third page of the URAR
Skiatook, OK 74070

FOR:

Client/Lynch Family Revocable Trust
12925 North 68th West Avenue
Sperry, OK 74073

AS OF:

07/25/2012

BY:

Wilma Watson

WS Watson Incorporated

Form GA2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

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Main File No. 12-07-Lynch Page #4 of 26

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	12925 N 68th West Ave
	Legal Description	Please see third page of the URAR
	City	Skiatook
	County	Osage
	State	OK
	Zip Code	74070
	Census Tract	9400.09
	Map Reference	S31-T22N-R12E
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Client	Client/Lynch Family Revocable Trust
	Lender	Client/Lynch Family Revocable Trust
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	4,153
	Price per Square Foot	\$
	Location	N;Res;
	Age	25
	Condition	C3
	Total Rooms	8
	Bedrooms	3
APPRaiser	Baths	2.1
	Appraiser	Wilma Watson
	Date of Appraised Value	07/25/2012
VALUE	Final Estimate of Value	\$ 850,000

WS Watson Incorporated

Main File No. 12-07-Lynch Page #5 of 26

Uniform Residential Appraisal Report

12789CRA
File # 12-07-Lynch

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 12925 N 68th West Ave City Skiatook State OK Zip Code 74070
Borrower Client/Lynch Family Revocable Trust Owner of Public Record Lynch Family Revocable Trust County Osage
Legal Description Please see third page of the URAR
Assessor's Parcel # 570026488 Tax Year 2011 R.E. Taxes \$ 1,239
Neighborhood Name Unplatted Map Reference S31-T22N-R12E Census Tract 9400.09
Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ 0 ☐ PUD HOA \$ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Fair Market Value
Lender/Client Client/Lynch Family Revocable Trust Address 12925 North 68th West Avenue, Skiatook, OK 74070
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s). According to MLS, no listings were noted in the preceding twelve month period.

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
Build-Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(Yrs)	2-4 Unit	0 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	14	Low	0			
Neighborhood Boundaries The subject neighborhood is considered to be the rural area located within a 10-mile radius of the subject. The Town of Skiatook is located 40-miles north of the City of Tulsa.		2,950	High	83	Commercial	10 %	
Neighborhood Description The area consists primarily single family residential small acreage homesites & undeveloped tracts of land. State Highway 75 is less than 10-miles east of the subject. The subject's improvements conform well to the surrounding properties. Schools, places of worship, medical facilities, shopping and recreational areas are all within a reasonable proximity. No unfavorable neighborhood factors were observed.		170	Pred.	25	Other	30 %	

Market Conditions (including support for the above conclusions) According to MLS CMA Report the average CDOM are 65 days. The sale/resale of properties in the neighborhood reflect the stable market condition. Seller concessions consisting of 3-6 points are considered to be typical for this marketing area. Financing is readily available from a variety of sources including FHA & VA. Property values have remained fairly stable in the past.

Dimensions Please see third page of the URAR Area 38.68 ac Shape Irregular View N,Res;
Specific Zoning Classification AG-1 Zoning Description Agriculture
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	Typ. for N-hood	Water	<input checked="" type="checkbox"/>	Street Gravel/Typ. for N-hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	None - Total Electric	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map #	40113C1155K	FEMA Map Date	04/02/2008	

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe Utilities are common for the marketing area.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe
The subject is located on a large acreage homesite. Mature shade trees, landscaping and shrubbery are typical for the subjects marketing area and noted as of the day of inspection. Additional on-site improvements include: Open front porch, open rear patio, inground pool and 40' x 75' steel frame insulated shop with concrete flooring, electric and plumbing. No adverse easements or encroachments were observed.

IMPROVEMENTS

General Description		Foundation		Exterior Description		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good	Floors	HdWd/Cpt/Cer/Lam		
# of Stories 1.75	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Steel Frame/Gd	Walls	Drywall/Good		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq ft	Roof Surface	Metal/Good	Trim/Finish	Softwood/Good		
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Cer/Lam/Good		
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum/Good	Bath Wainscot	Fiberglass/Cer/Gd		
Year Built 1987	Evidence of <input type="checkbox"/> Infestation None	Storm Sash/Insulated	Double Pane/Good	Car Storage	<input checked="" type="checkbox"/> None		
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/Good	Driveway	# of Cars 0		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Concrete/Gravel		
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel None	Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Other	Garage	# of Cars 0		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck Open	<input checked="" type="checkbox"/> Porch Open	Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Inground	<input checked="" type="checkbox"/> Other Shop	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)
Finished area above grade contains: 8 Rooms 3 Bedrooms 2.1 Bath(s) 4,153 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Please see third page of the URAR for Additional Features.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3:Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;Physical depreciation is commensurate with the age and condition. The floor plan is well designed. No functional or external obsolescence were observed. The dwelling appears to have been well maintained and currently in good repair. Within the 40-mile radius the subject's improvements were noted to be of good quality of construction and in good condition as of the day of inspection.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
As of the day of inspection, no physical deficiencies or adverse conditions were observed that would affect the livability, soundness, or structural integrity of the property.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
As of the day of inspection the property generally conformed to the neighborhood.

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 1004 March 2005

Main File No. 12-07-Lynch Page #6 of 26

Uniform Residential Appraisal Report

12769CRA
File # 12-07-Lynch

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 549,000 to \$ 1,050,000	
There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 550,000 to \$ 1,190,000	
FEATURE	SUBJECT
Address	12925 N 68th West Ave Skiatook, OK 74070
Proximity to Subject	17.92 miles E
Sale Price	\$ 850,000
Sale Price/Gross Liv. Area	\$ 178.23 sq.ft.
Data Source(s)	MLS #1022690 & MDC;DOM 98
Verification Source(s)	Visual inspection from the street
VALUE ADJUSTMENTS	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv;10000 -10,000
Date of Sale/Time	s12/10;Unk
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	38.68 ac
View	N;Res;
Design (Style)	Traditional
Quality of Construction	Q3
Actual Age	25
Condition	C3
Above Grade	Total Bdrms. Baths
Room Count	8 3 2.1
Gross Living Area	4,153 sq.ft.
Basement & Finished Rooms Below Grade	0sf
Functional Utility	Average
Heating/Cooling	Geo-Thermal
Energy Efficient Items	Standard
Garage/Carport	None
Porch/Patio/Deck	Porch/Patio
Additional Improvements	Fireplace
Additional Improvements	Inground Pool
Additional Improvements	Shop
Net Adjustment (Total)	\$ -1,800
Adjusted Sale Price of Comparables	\$ 848,200
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain in compliance with Fannie Mae and Freddie Mac guidelines a thirty-six month sales history and/or transfer of history concerning the subject and twelve month sales history and/or transfer of history concerning all comparable sales provided in this report was performed. Please see sales grids and information provided grids below.	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Per the subject, a thirty-six month search of both County Court House Records and MLS was performed.	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Per the comparable sales, provided a thirty-six month search of both County Court House Records and MLS was performed.	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Court House Records/MLS
Effective Date of Data Source(s)	07/25/2012
Analysis of prior sale or transfer history of the subject property and comparable sales In compliance with Fannie Mae and Freddie Mac guidelines a thirty-six month sales history and/or transfer of history concerning the subject and twelve month sales history and/or transfer of history concerning all comparable sales provided in this report was performed. When the appraiser determines additional information beyond that of Fannie Mae and Freddie Mac requirements this will be reported as well in the following grids and additional comments. Please see sales grids and information provided in the above sales grids for date, sales price and data source when applicable.	
Summary of Sales Comparison Approach Please see third page of the URAR for the Summary of Sales Comparison Approach.	
Indicated Value by Sales Comparison Approach \$ 850,000	
Indicated Value by: Sales Comparison Approach \$ 850,000 Cost Approach (if developed) \$ 856,596 Income Approach (if developed) \$	
The Market Data Analysis is generally considered to be the best indicator of value for single-family dwellings. The Cost Approach provides additional support. The Income Approach to value is not utilized in this instance due to the subject being occupied as a primary residence.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. See attached certification and statement of limiting conditions.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 850,000 as of 07/25/2012, which is the date of inspection and the effective date of this appraisal.	

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ADDITIONAL COMMENTS	URAR: Legal Description:	
	According to County Court House Records, the subjects legal description is as follows: 31-22-12 TR IN SW-BEG 880' W NE/C SW - W 880'-S 1980'-E 882.9'-N1980' TO BEG LESS 1.316A RD	
	URAR: Lot Dimensions:	
	According to the subjects legal description, the subjects lot dimensions are as follows: 880', 1980', 882.90', 1980' (Subject to Survey).	
	URAR: Additional Features:	
	As of the day of inspection, the following features were noted: Smoke detectors. Ceiling fans. Vaulted ceilings. Hardwood, laminate and ceramic tile flooring. Kitchen features include: granite countertops with tile backsplash and stainless steel appliances. Recessed lighting. Built-ins. Decorative beams. Wood burning fireplace.	
	URAR: Summary of Sales Comparison Approach:	
	Sales cited were believed to be the best available in the subject's marketing area. Sales of up to one year were considered for the sales comparison analysis with Sale No. 2 reporting to have sold within the past 90 days. Sale No. 1, 4 & 5 are dated sales and were provided to better bracket the subjects GLA and location. Land adjustments were based on \$2,000 per acre which is typical for the subjects marketing area. Adjustments for age were not made due to the subject and comparable having the same effective age. Sale No. 2, 4, 5 & 6 reported being superior in location, adjustments are as indicated. All five sales reported having an inferior or superior half or full bath, an adjustment of \$1,500 per half bath and \$3,000 per full bath was made. All five sales reported having superior car storage, an adjustment of \$2,000 per car was made. Sale No. 2, 3, 4 & 5 reported having an additional fireplace(s), an adjustment of \$1,500 per fireplace was given. Sale No. 2, 3, 4 & 5 reported having no inground pool, an adjustment of \$5,000 was made. Sale No. 2, 3 & 4 reported having inferior or superior outbuildings, an adjustment of \$5,000 was given. Adjustments for GLA were based on \$30 per square foot which is typical for the subjects marketing area. Due to the subject being large in GLA and being located on acreage, it was necessary to exceed the recommended 10% line, 15% net and 25% gross adjustment guidelines.	
	Note:	
	The comparable sales and listing photos were provided by MLS.	
COST APPROACH	COST APPROACH TO VALUE (not required by Fannie Mae)	
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The opinion of the value of the site was derived from the allocation method in which several sales of existing homes were analyzed and an allocation was estimated for the site value. In addition, recent sales of vacant site sales similar to the subject available within this particular market area were considered. The local County Assessors records were reviewed and consideration that was placed on the value of the site by the Assessor was also given significant weight.	
	ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE
	Source of cost data: Marshall & Swift & Local Builders	DWELLING 4,153 Sq.Ft. @ \$ 197.96 = \$ 822,128
	Quality rating from cost service: Good Effective date of cost data: July, 2012	None 0 Sq.Ft. @ \$ 0 = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Additional Features = \$ 100,000
	Reproduction costs were determined by using the Marshall & Swift	Garage/Carport Sq.Ft. @ \$ = \$
	Residential Costs Handbook in conjunction with the consultation of area builders concerning local building costs.	Total Estimate of Cost-New = \$ 922,128
		Less Physical Functional External
	Depreciation 230,532 = \$(230,532)	
	Depreciated Cost of Improvements = \$ 691,596	
	As-is Value of Site Improvements = \$ 10,000	
	Estimated Remaining Economic Life (HUD and VA only) 45 Years	
	INDICATED VALUE BY COST APPROACH = \$ 856,596	
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae)	
	Estimated Monthly Market Rent \$	X Gross Rent Multiplier = \$ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)	
PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)	
	Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached	
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.	
	Legal Name of Project	
	Total number of phases	Total number of units
	Total number of units rented	Total number of units for sale
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.	
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source	
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.	
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.	
Describe common elements and recreational facilities.		

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Wilma Watson

Signature Wilma Watson

Name Wilma Watson

Company Name WS Watson, Inc.

Company Address 7595 West 118th Street North
Sperry, OK 74073

Telephone Number (918) 638-5497

Email Address wilmawatson@attasok.com

Date of Signature and Report 07/25/2012

Effective Date of Appraisal 07/25/2012

State Certification # 12789CRA

or State License # _____

or Other (describe) _____ State # _____

State OK

Expiration Date of Certification or License 12/31/2013

ADDRESS OF PROPERTY APPRAISED

12925 N 68th West Ave

Skiatook, OK 74070

APPRAISED VALUE OF SUBJECT PROPERTY \$ 850,000

LENDER/CLIENT

Name No AMC

Company Name Client/Lynch Family Revocable Trust

Company Address 12925 North 68th West Avenue, Skiatook, OK
74070

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection _____

☐ Did inspect interior and exterior of subject property

Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection _____

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File # 12-07-Lynch

FEATURE		SUBJECT		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address		12925 N 68th West Ave Skiatook, OK 74070		7211 E 106th St N Owasso, OK 74055		17092 N 161st East Ave Oologah, OK 74053			
Proximity to Subject		9.71 miles E		15.61 miles E					
Sale Price		\$		\$ 1,200,000		\$ 735,000		\$	
Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 222.22 sq.ft.		\$ 113.67 sq.ft.		\$ sq.ft.	
Data Source(s)		MLS #1036994 & MDC;DOM 0		MLS #908694 & MDC;DOM 175					
Verification Source(s)		Visual inspection from the street		Visual inspection from the street					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales or Financing		Armlth		Armlth		Armlth		Armlth	
Concessions		Conv:0		Conv:0		Conv:0		Conv:0	
Date of Sale/Time		s12/10;Unk		s10/09;Unk					
Location		N;Res;		N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site		38.68 ac		19.75 ac		50.10 ac		50.10 ac	
View		N;Res;		N;Res;		N;Res;		N;Res;	
Design (Style)		Traditional		Traditional		Traditional		Traditional	
Quality of Construction		Q3		Q3		Q3		Q3	
Actual Age		25		2		10		0	
Condition		C3		C1		C3		C3	
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count		8 3 2.1		9 4 4.1		10 5 3.1		10 5 3.1	
Gross Living Area		4,153 sq.ft.		5,400 sq.ft.		6,466 sq.ft.		6,466 sq.ft.	
Basement & Finished		0sf		0sf		0sf		0sf	
Rooms Below Grade		0sf		0sf		0sf		0sf	
Functional Utility		Average		Average		Average		Average	
Heating/Cooling		Geo-Thermal		Central H&A		Zoned H&A		Zoned H&A	
Energy Efficient Items		Standard		Standard		Standard		Standard	
Garage/Carport		None		G3A		G4A		G4A	
Porch/Patio/Deck		Porch/Patio		Porch/Patio		Porch/Patio		Porch/Patio	
Additional Improvements		Fireplace		(3) Fireplaces		(3) Fireplaces		(3) Fireplaces	
Additional Improvements		Inground Pool		None		None		None	
Additional Improvements		Shop		None		Bam		Bam	
Net Adjustment (Total)		□ + □ - \$		□ + □ - \$		□ + □ - \$		□ + □ - \$	
Adjusted Sale Price		Net Adj. 0.4 %		Net Adj. 13.8 %		Net Adj. 15.1 %		Net Adj. %	
of Comparables		Gross Adj. 8.4 %		Gross Adj. 15.1 %		Gross Adj. 15.1 %		Gross Adj. %	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).									
ITEM		SUBJECT		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)		Court House Records/MLS		Court House Records/MLS		Court House Records/MLS		Court House Records/MLS	
Effective Date of Data Source(s)		07/25/2012		07/25/2012		07/25/2012		07/25/2012	
Analysis of prior sale or transfer history of the subject property and comparable sales In compliance with Fannie Mae and Freddie Mac guidelines a thirty-six month sales history and/or transfer of history concerning the subject and twelve month sales history and/or transfer of history concerning all comparable sales provided in this report was performed. When the appraiser determines additional information beyond that of Fannie Mae and Freddie Mac requirements this will be reported as well in the following grids and additional comments. Please see sales grids and information provided in the above sales grids for date, sales price and data source when applicable.									
Analysis/Comments Two additional dated comparable sales were provided to lend support to the market analysis. Sales cited were believed to be the best available in the subject's marketing area. Sales of up to one year were considered for the sales comparison analysis with Sale No. 2 reporting to have sold within the past 90 days. Sale No. 1, 4 & 5 are dated sales and were provided to better bracket the subjects GLA and location. Land adjustments were based on \$2,000 per acre which is typical for the subjects marketing area. Adjustments for age were not made due to the subject and comparable having the same effective age. Sale No. 2, 4, 5 & 6 reported being superior in location, adjustments are as indicated. All five sales reported having an inferior or superior half or full bath, an adjustment of \$1,500 per half bath and \$3,000 per full bath was made. All five sales reported having superior car storage, an adjustment of \$2,000 per car was made. Sale No. 2, 3, 4 & 5 reported having an additional fireplace(s), an adjustment of \$1,500 per fireplace was given. Sale No. 2, 3, 4 & 5 reported having no inground pool, an adjustment of \$5,000 was made. Sale No. 2, 3 & 4 reported having inferior or superior outbuildings, an adjustment of \$5,000 was given. Adjustments for GLA were based on \$30 per square foot which is typical for the subjects marketing area. Due to the subject being large in GLA and being located on acreage, it was necessary to exceed the recommended 10% line, 15% net and 25% gross adjustment guidelines.									

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Additional Listings

12789CRA
File # 12-07-Lynch

FEATURE	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3						
Address	12925 N 68th West Ave Skiatook, OK 74070	8212 W 118th St N Sperry, OK 74073												
Proximity to Subject		0.78 miles SW												
List Price	\$	\$ 650,000			\$			\$						
List Price/Gross Liv. Area	\$ sq.ft.	\$ 163.81 sq.ft.			\$ sq.ft.			\$ sq.ft.						
Last Price Revision Date		04/03/2012 - Active Listing												
Data Source(s)		MLS #1210592 & MDC												
Verification Source(s)		Visual Inspection from the street												
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjust.	DESCRIPTION	+	-	\$ Adjust.	DESCRIPTION	+	-	\$ Adjust.	
Sales or Financing Concessions														
Days on Market		113												
Location	N;Res;	N;Res;												
Leasehold/Fee Simple	Fee Simple	Fee Simple												
Site	38.68 ac	21.00 ac			+35,400									
View	N;Res;	N;Res;												
Design (Style)	Traditional	Traditional												
Quality of Construction	Q3	Q3												
Actual Age	25	13			0									
Condition	C3	C3												
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			
Room Count	8 3 2.1	9 4 3.0	-1,500											
Gross Living Area	4,153 sq.ft.	3,968 sq.ft.	+5,600		sq.ft.									
Basement & Finished Rooms Below Grade	0sf	0sf												
Functional Utility	Average	Average												
Heating/Cooling	Geo-Thermal	Zoned H&A												
Energy Efficient Items	Standard	Standard												
Garage/Carport	None	G2D			-4,000									
Porch/Patio/Deck	Porch/Patio	Porch/Patio												
Additional Improvements	Fireplace	Fireplace												
Additional Improvements	Inground Pool	Inground Pool												
Additional Improvements	Shop	Barn/Stable			-5,000									
Net Adjustment (Total)		[X] + [] - \$ 30,500			[] + [] - \$									
Adjusted List Price of Comparables		Net 4.7 % Gross 7.9 % \$ 680,500			Net % Gross % \$									
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
ITEM	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3						
Date of Prior Sale/Transfer														
Price of Prior Sale/Transfer														
Data Source(s)	Court House Records/MLS	Court House Records/MLS												
Effective Date of Data Source(s)	07/25/2012	07/25/2012												
Comments: A current active listing from the subjects marketing area was provided to lend support to the market analysis. Adjustments are as indicated.														

March 2005

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Supplemental Addendum

File No. 12-07-Lynch

Client	Client/Lynch Family Revocable Trust			
Property Address	12925 N 68th West Ave			
City	Skiatook	County	Osage	State OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust			

Reasoning for Comparable Sales Provided:**Research Criteria:**

Upon researching the subject property the appraiser paid special attention to bracket the following criteria as it pertains to the subject: subjects GLA, amenities, quality of construction, quality of condition, year of construction and location. The following comparable sales had to report one or more of the aforementioned criteria to have been considered and included in this report. Though sales within 90 days are preferred and one year is acceptable and required by the lender for Sale grids 1-3. Under USPAP the appraiser "must" take into consideration all data in forming an opinion of value.

Location:

I have considered the following requirements in researching the afore mentioned appraisal. All comparable sales cited were located within a 40-mile radius of the subject, therefore reflecting the best indication of value. Emphasis was placed on location using sales from the subjects marketing area. However, sales date was considered in my research. Location is the best indication of value. Sales of up to one year were considered for the sales comparison analysis which is typical appraisal practice and taught in the Market Analysis Classes required for licensing.

URAR: Summary of Sales Comparison Approach:

Sales cited were believed to be the best available in the subject's marketing area. Sales of up to one year were considered for the sales comparison analysis with Sale No. 2 reporting to have sold within the past 90 days. Sale No. 1, 4 & 5 are dated sales and were provided to better bracket the subjects GLA and location. Land adjustments were based on \$2,000 per acre which is typical for the subjects marketing area. Adjustments for age were not made due to the subject and comparable having the same effective age. Sale No. 2, 4, 5 & 6 reported being superior in location, adjustments are as indicated. All five sales reported having an inferior or superior half or full bath, an adjustment of \$1,500 per half bath and \$3,000 per full bath was made. All five sales reported having superior car storage, an adjustment of \$2,000 per car was made. Sale No. 2, 3, 4 & 5 reported having an additional fireplace(s), an adjustment of \$1,500 per fireplace was given. Sale No. 2, 3, 4 & 5 reported having no inground pool, an adjustment of \$5,000 was made. Sale No. 2, 3 & 4 reported having inferior or superior outbuildings, an adjustment of \$5,000 was given. Adjustments for GLA were based on \$30 per square foot which is typical for the subjects marketing area. Due to the subject being large in GLA and being located on acreage, it was necessary to exceed the recommended 10% line, 15% net and 25% gross adjustment guidelines.

Comparable Sale No. 1:

Sale No. 1 is a dated sale and was provided to bracket the subject's GLA, construction, amenities, lot size and lot location. Located 17.92 miles from the subject.

Comparable Sale No. 2:

Sale No. 2 is similar in GLA and was provided to bracket the subject's construction, amenities and lot location. Brackets the subjects age within 1 year. Located 12.72 miles from the subject. Sold within the past 90 days.

Comparable Sale No. 3:

Sale No. 3 is similar in GLA and was provided to bracket the subject's construction, amenities and lot location. Located 34.07 miles from the subject.

Comparable Sale No. 4:

Sale No. 4 is a dated sale and was provided to bracket the subject's GLA, construction, amenities, lot size and lot location. Located 9.71 miles from the subject.

Comparable Sale No. 5:

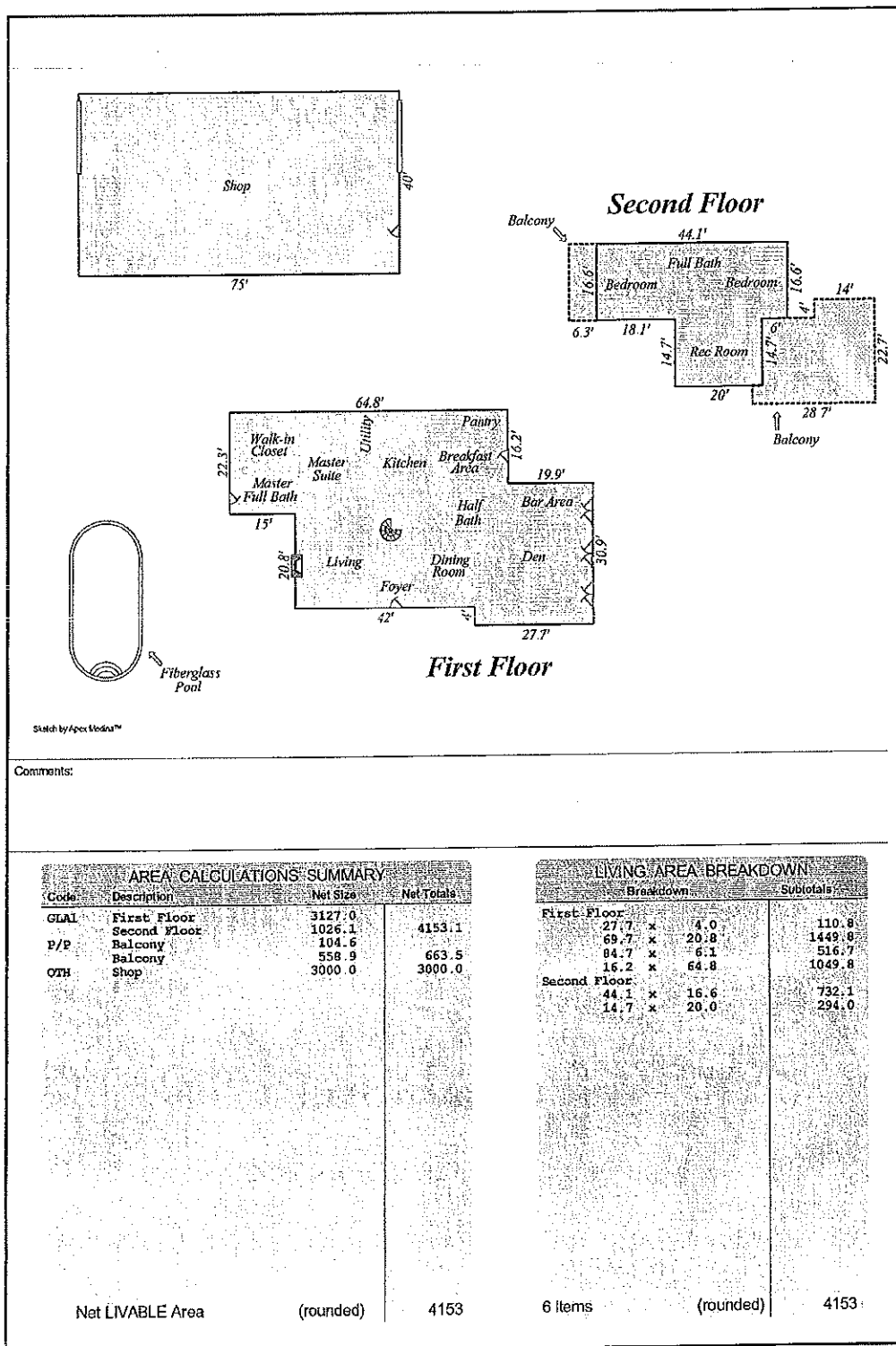
Sale No. 5 is a dated sale and was provided to bracket the subject's GLA, construction, amenities, lot size and lot location. Located 15.61 miles from the subject.

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Main File No. 12-07-Lynch Page #14 of 26

Building Sketch

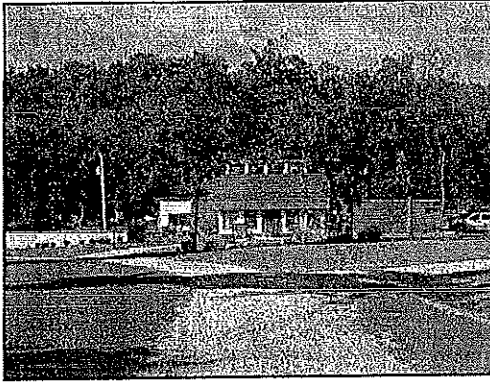
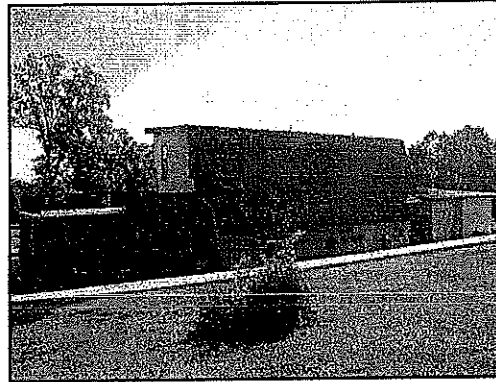
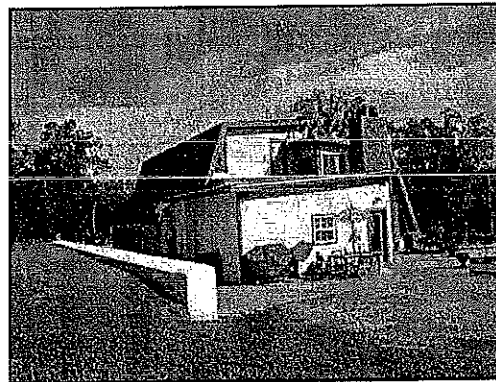
Client	Client/Lynch Family Revocable Trust			
Property Address	12925 N 68th West Ave			
City	Skiatook	County	Osago	State OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust			



Main File No. 12-07-Lynch Page #15 of 26

Subject Exterior Photograph Addendum

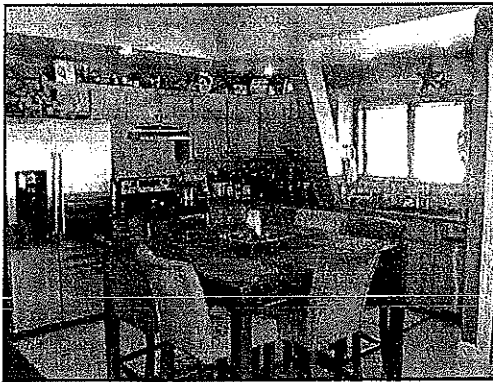
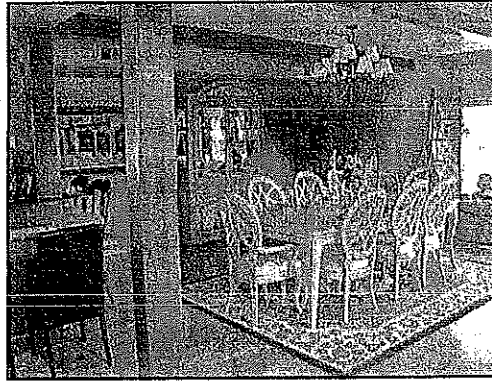
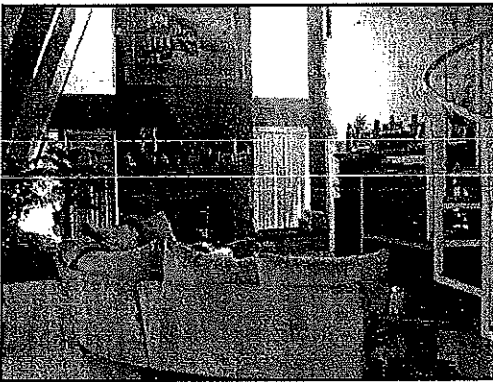
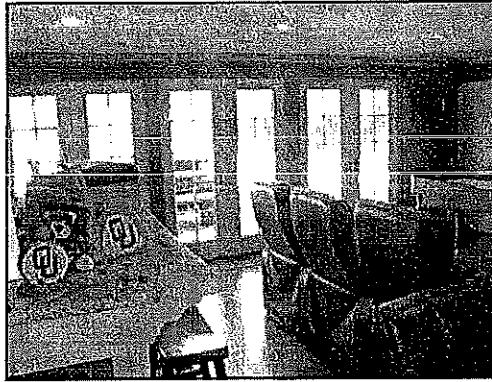
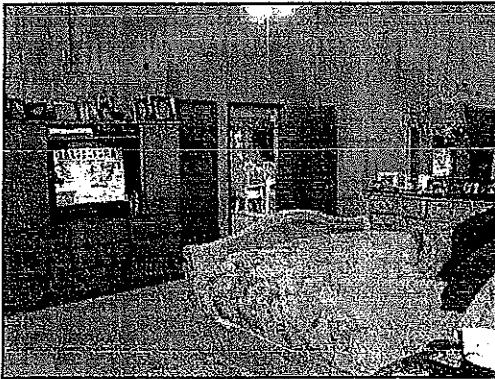
Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

**Subject Front View (2)****Subject Rear View****Subject Side View (1)****Subject Side View (2)****Subject Street View (1)****Subject Street View (2)**

Main File No. 12-07-Lynch Page #16 of 26

Subject Interior Photograph Addendum

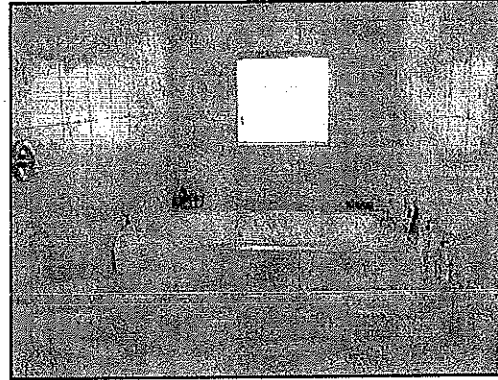
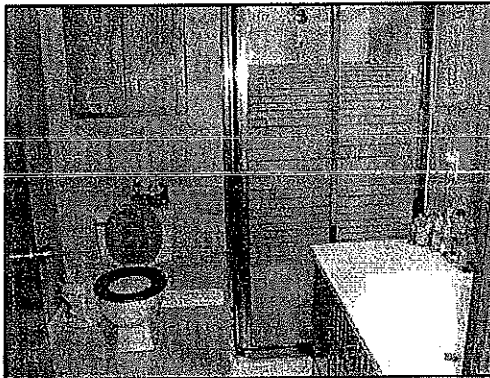
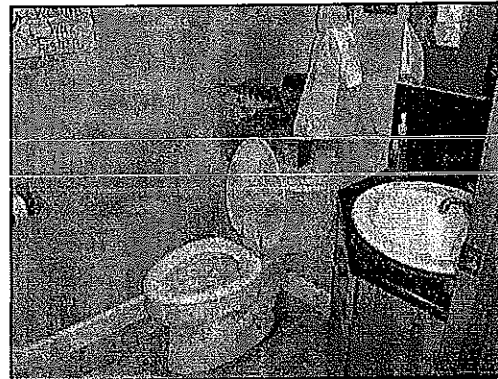
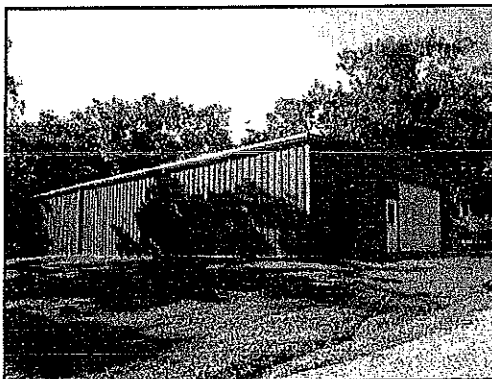
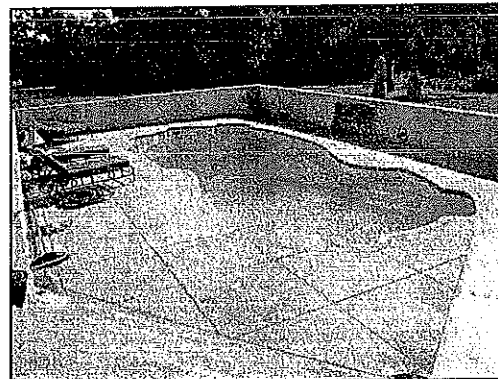
Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

**Kitchen****Dining Room****Living****Den****Master Bedroom****Additional Bedroom**

Main File No. 12-07-Lynch Page #17 of 26

Subject Interior and Exterior Photograph Addendum

Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

**Master Full Bath****Master Full Bath****Additional Full Bath****Half Bath****Shop****Fiberglass Pool**

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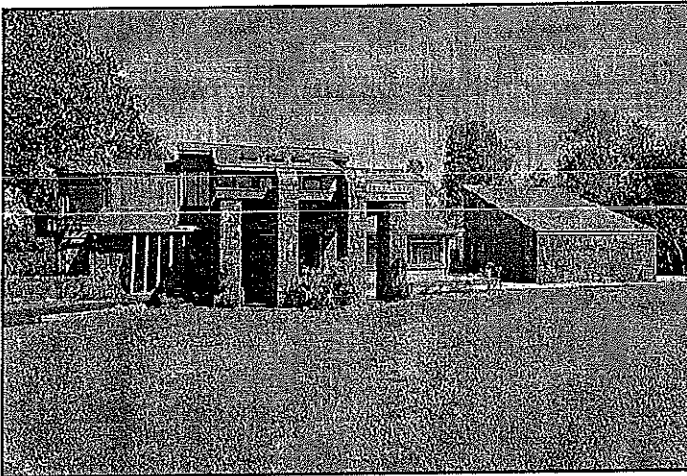
Comparable Photo Page

Client	Client/Lynch Family Revocable Trust			
Property Address	12925 N 68th West Ave			
City	Skiatook	County	Osage	State OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust			



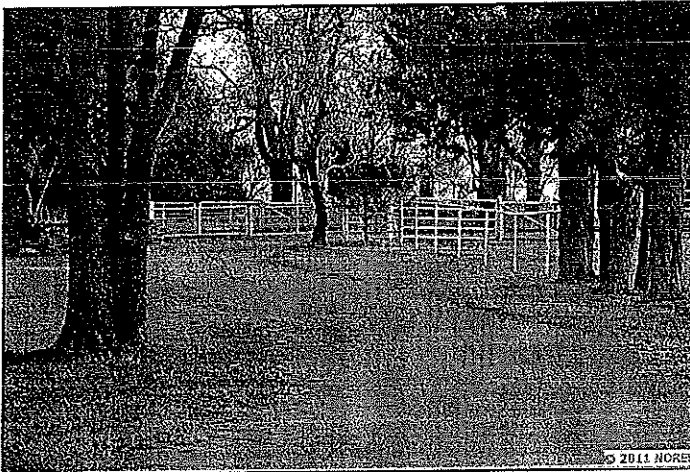
Comparable 1

4510 E 490 Rd
 Prox. to Subj. 17.92 miles E
 Sales Price 850,000
 G.L.A. 4,769
 Tot. Rooms 11
 Tot. Bedrms. 4
 Tot. Bathrms. 4.0
 Location N;Res;
 View N;Res;
 Site 20.06 ac
 Quality Q3
 Age 11



Comparable 2

12014 E 116th St N
 Prox. to Subj. 12.72 miles E
 Sales Price 940,000
 G.L.A. 5,243
 Tot. Rooms 11
 Tot. Bedrms. 5
 Tot. Bathrms. 3.2
 Location N;Res;
 View N;Res;
 Site 6.41 ac
 Quality Q3
 Age 26

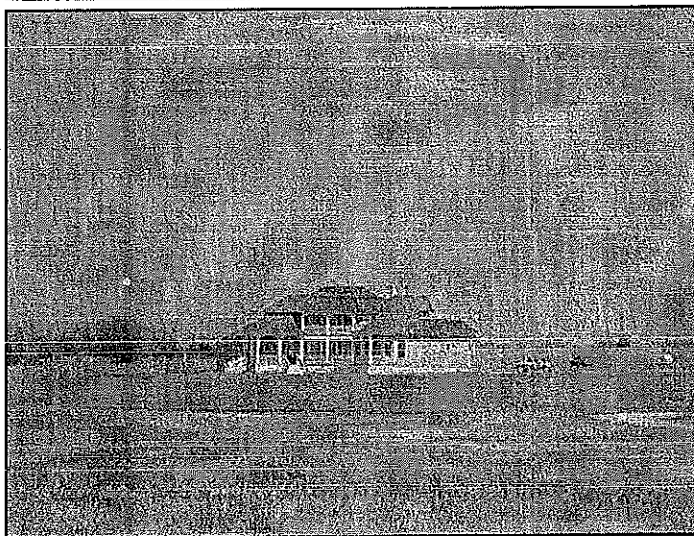


Comparable 3

5603 E 470 Rd
 Prox. to Subj. 34.07 miles E
 Sales Price 1,190,000
 G.L.A. 2,798
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location N;Res;
 View N;Res;
 Site 237.96 ac
 Quality Q3
 Age 73

Comparable Photo Page

Client	Client/Lynch Family Revocable Trust			
Property Address	12925 N 68th West Ave			
City	Skiatook	County	Osage	State OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust			

**Comparable 4**

7211 E 106th St N
 Prox. to Subj. 9.71 miles E
 Sales Price 1,200,000
 G.L.A. 5,400
 Tot. Rooms 9
 Tot. Bedrms. 4
 Tot. Bathrms. 4.1
 Location N;Res;
 View N;Res;
 Site 19.75 ac
 Quality Q3
 Age 2

**Comparable 5**

17092 N 161st East Ave
 Prox. to Subj. 15.61 miles E
 Sales Price 735,000
 G.L.A. 6,466
 Tot. Rooms 10
 Tot. Bedrms. 5
 Tot. Bathrms. 3.1
 Location N;Res;
 View N;Res;
 Site 50.10 ac
 Quality Q3
 Age 10

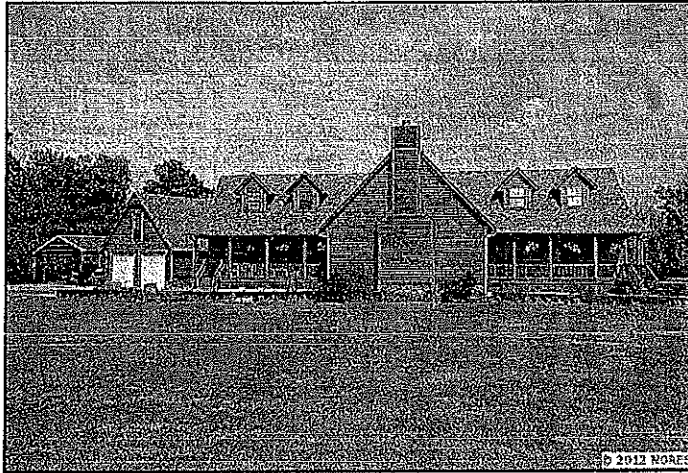
Comparable 6

Prox. to Subj.
 Sales Price
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms
 Location
 View
 Site
 Quality
 Age

Main File No. 12-07-Lynch Page #20 of 26

Listing Photo Page

Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skialook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

**Listing 1**

8212 W 118th St N
 Prox. to Subj. 0.78 miles SW
 List Price 650,000
 D.O.M. 113
 G.L.A. 3,968
 Tot. Rooms 9
 Tot. Bedrms. 4
 Tot. Bathrms. 3.0
 Age 13

Listing 2

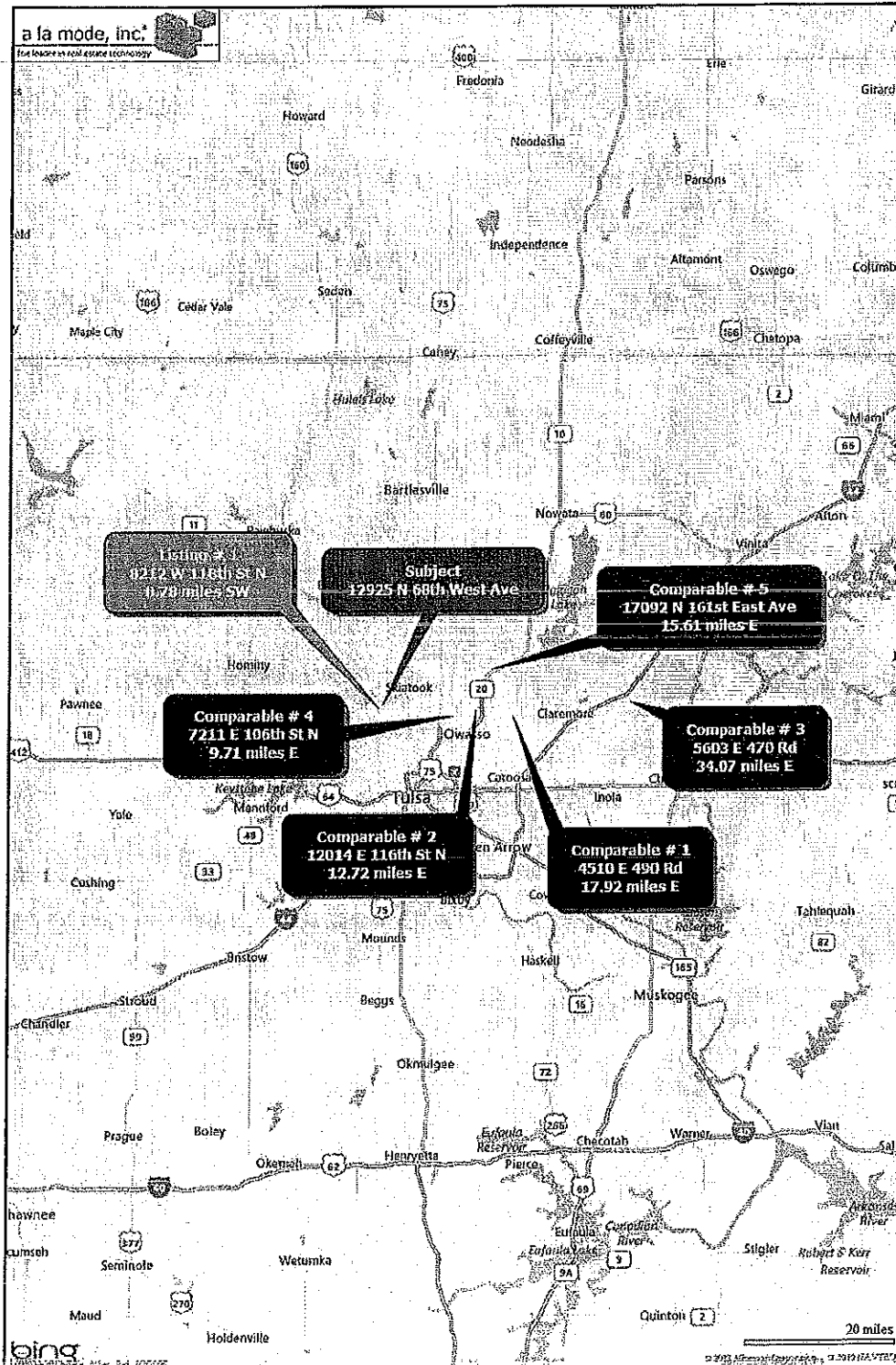
Prox. to Subj.
 List Price
 D.O.M.
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms
 Age

Listing 3

Prox. to Subj.
 List Price
 D.O.M.
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms
 Age

Subject, Comparable Sales & Listing Location Map

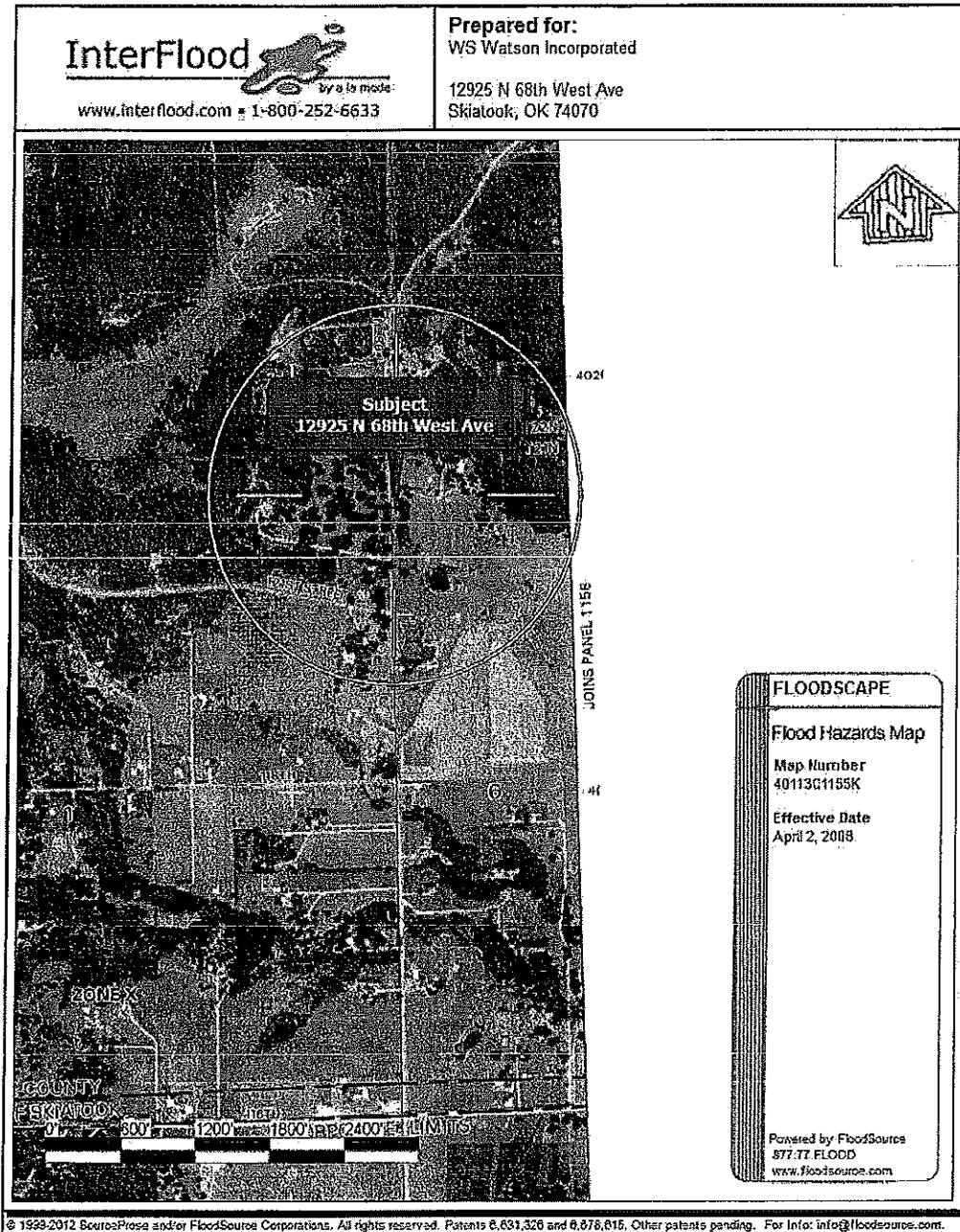
Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				



Main File No. 12-07-Lynch Page #22 of 26

Subject Flood Location Map

Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

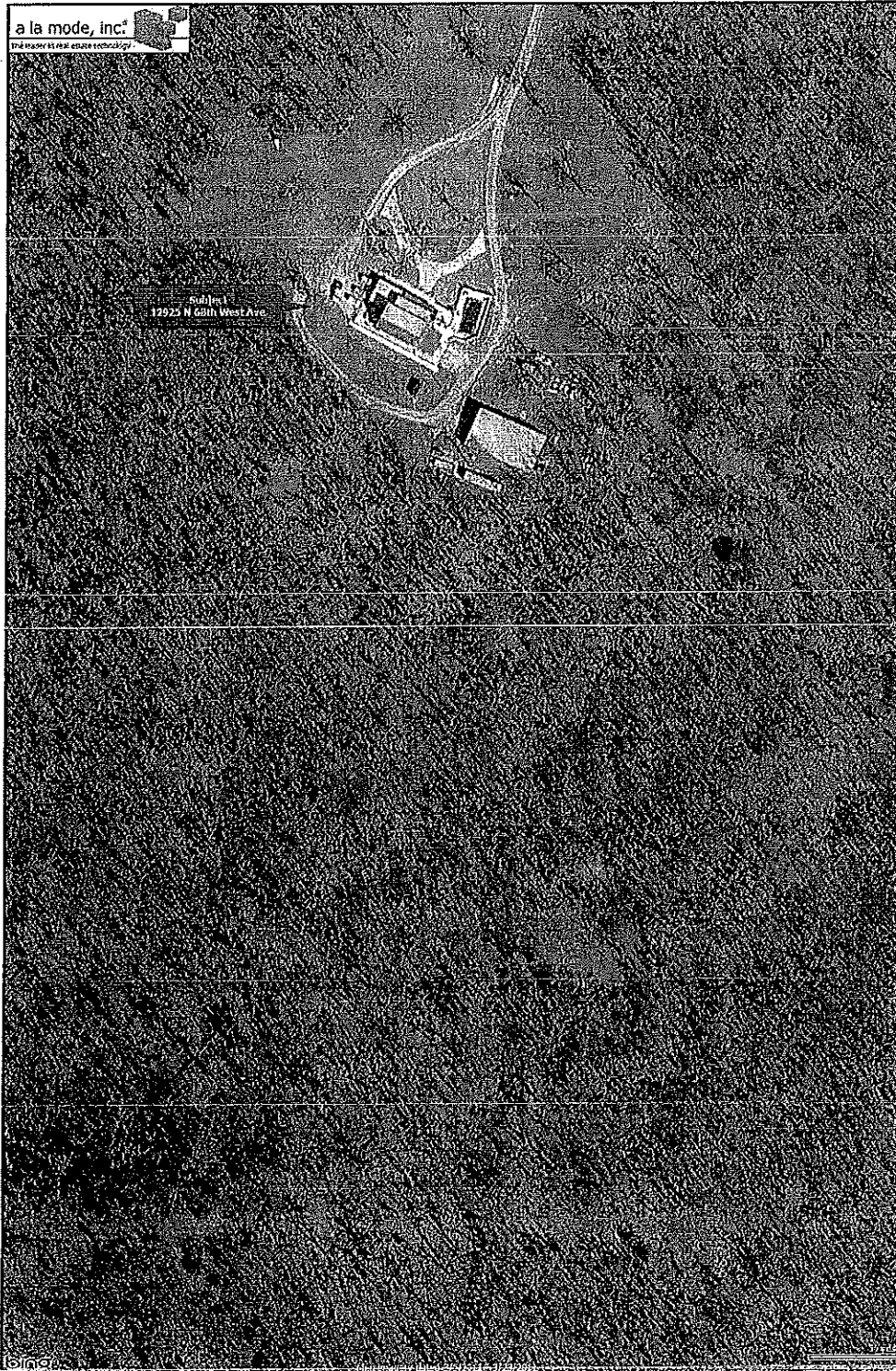


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Subject Aerial Location Map

Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				



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Main File No. 12-07-Lynch Page #24 of 26

USPAP COMPLIANCE ADDENDUM

File No.: 12-07-Lynch

Borrower Client/Lynch Family Revocable Trust		Order #	
Property Address 12925 N 68th West Ave			
City Skiatook	County Osage	State OK	Zip Code 74070
Lender/Client Client/Lynch Family Revocable Trust		Client Reference #	

Only those items checked X apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

- ☒ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☐ The purpose of the appraisal is to _____, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for _____. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- ☒ This is a Complete Appraisal written in a Summary Report format and the USPAP Departure Rule has not been invoked.
- ☐ This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- ☒ the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment
- ☒ A reasonable exposure time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have ☒ or have not ☐ made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant professional assistance to the person signing this report (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER

Signature: _____

Name: Wilma Watson

Date of Report (Inspection): 07/25/2012

State License/Certification #: 12789CRA

State of License/Certification: OK

Expiration Date of License/Certification: 12/31/2013

SUPERVISORY-APPRAISER (only if required)

Signature: _____

Name: _____

Date of Report (Inspection): _____

State License/Certification #: _____

State of License/Certification: _____

Expiration Date of License/Certification: _____

- ☐ Did inspect subject property ☐ Inspected Comparables
- ☐ Interior & Exterior ☐ Interior & Exterior
- ☐ Exterior only ☐ Exterior only

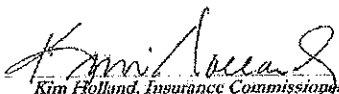
Oklahoma Appraisal License

Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

State of Oklahoma*Kim Holland, Insurance Commissioner***Oklahoma Real Estate Appraiser Board***This is to certify that.****Wilma S. Watson***

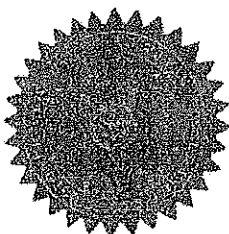
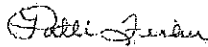
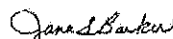
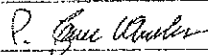
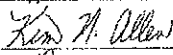
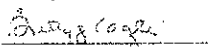
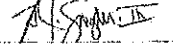
has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a Certified Residential Real Estate Appraiser in the State of Oklahoma.

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 29th day of November A.D. 2010.



Kim Holland, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board

Members, Oklahoma Real Estate Appraiser Board


Expires: 12/31/2013

Oklahoma Appraiser Number: 12789CRA

Main File No. 12-07-Lynch Page #26 of 26

E & O Insurance

Client	Client/Lynch Family Revocable Trust				
Property Address	12925 N 68th West Ave				
City	Skiatook	County	Osage	State	OK Zip Code 74070
Lender	Client/Lynch Family Revocable Trust				

Real Estate Appraisers Professional Liability


Liberty
Surplus Insurance
Corporation
Member of Liberty Mutual Group

Date Issued	Policy Number	Previous Policy Number
11/30/2011	LS1011513-003	LS1011513-002

LIBERTY SURPLUS INSURANCE CORPORATION

(A Stock Insurance Company, hereinafter the "Company")
175 Berkeley Street
Boston, MA 02117

THIS IS A CLAIMS MADE AND REPORTED POLICY. PLEASE READ IT CAREFULLY.

Item

DECLARATIONS

1. Customer ID: 163450 Named Insured: WATSON, WS INC. Wilma Watson 7595 W. 116th St. N. Sperry, OK 74073	<p>This contract, procured as surplus line coverage, is not subject to the protection of any guaranty association in the event of liquidation or receivership of the insurer.</p> <p>WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.</p>
2. Policy Period: From: 12/18/2011 To: 12/18/2012 12:01 A.M. Standard Time at the address stated in Item 1.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 12/18/2009	
5. Inception Date: 12/18/2009	
6. Limits of Liability: A. \$300,000 Each Claim B. \$300,000 Aggregate	The Limit of Liability for Each Claim and in the Aggregate is reduced by Damages and Claims Expenses as defined in the Policy.
7. Mail All Notices to Agent:	LIA Administrators & Insurance Services 1600 Annapolis Street Santa Barbara, California 93101 (805) 963-6624; Fax: (805) 962-0652
8. Annual Premium: + \$615.00 \$36.90 Surplus Lines Tax	
9. Number of Appraisers: 1	
10. Forms attached at issue: LIA0025 (10/11) LIA012 (08/11) SC-2 (9/07)	

This Declarations Page together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Real Estate Appraisers Professional Liability Insurance Policy shall constitute the contract between the Named Insured and the Company.

By Karlene Hoff
Authorized Signature

LIA001S (04/10)

IN THE DISTRICT COURT IN AND FOR OSAGE COUNTY
STATE OF OKLAHOMA

BOKF, N.A. D/B/A BANK OF OKLAHOMA,
SUCESSOR BY MERGER TO BANK OF
OKLAHOMA, N.A.,

Plaintiff,

vs.

STEPHEN NICHOLAS LYNCH a/k/a NICK
LYNCH and GWENNA KAY LYNCH a/k/a
GWENNA LYNCH a/k/a GWENNA KAY
MORRISON a/k/a GWENNA KAY MORRISON
LYNCH, Husband and Wife, et al.,

Defendants.

Case No. CJ-2012-37
Judge Gambill

AFFIDAVIT OF WILMA WATSON

STATE OF OKLAHOMA)

COUNTY OF _____)

ss.

I, Wilma Watson, of lawful age, being first duly sworn upon oath, depose and state as follows:

1. That I have personal knowledge of the matters hereinafter set forth.
2. I am employed by WS Watson, Inc., located at 7595 West 118th Street North, Sperry, Oklahoma, 74073.
3. I am a State Certified Appraiser for the State of Oklahoma, Certification No. 12789CRA.
4. On or about July 25, 2012, I did an appraisal for the property located at 12925 North 68th West Avenue, Skiatook, OK 74070 ("Property").




5. The appraisal was a full scope appraisal based on a site inspection of the interior and exterior, and developed an opinion of the fair market value based off similar comparable sales which included the Sperry, Skiatook, Owasso, and Collinsville areas.

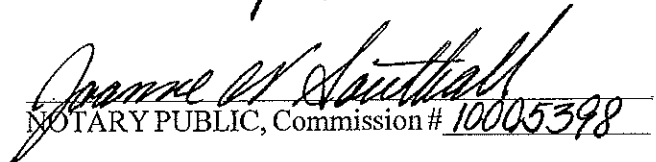
6. At the Lynch Family Revocable Trust's request, today, April 3, 2013, I was asked to revisit the subject marketing area, researching current and past sales in the subject marketing areas and on this date hereby standby the fair market value of the property at \$850,000.00, within a reasonable margin.

Further, Affiant saith not.

Dated this 3 day of April, 2013.

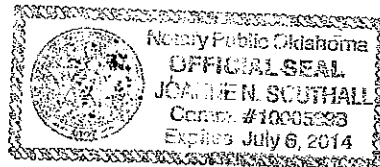

Wilma Watson

Subscribed and sworn to before me this 3rd day of April, 2013.


NOTARY PUBLIC, Commission # 10005398

My commission expires:

7/6/14



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